007.0	0001	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	687,800 / 687,800
					USE VALUE:	687,800 / 687,800
					ASSESSED:	687,800 / 687,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
60		NEWCOMB ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	JAMES F DON/ ESTATE
Owner 2:	DUDLEY B DANE/ TRUSTEE
Owner 3:	
Street 1:	C/O DAY PITNEY LLP
Street 2:	75 ISHAM RD SUITE 300
Twn/City:	WEST HARTFORD
St/Prov:	CT Cntry: Own Occ: N
Postal:	06107 Type:

PREVIOUS OWNER

Owner 1:	JAMES DON F -
Owner 2:	JAMES KURT D -
Street 1:	60 NEWCOMB STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,869 Sq. Ft. of land mainly classified as One Family with a Bungalow Building built about 1920, having primarily Clapboard Exterior and 1889 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4869.000	229,800	5,100	452,900	687,800
Total Card	0.112	229,800	5,100	452,900	687,800
Total Parcel	0.112	229,800	5,100	452,900	687,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 364.15 | /Parcel: 364.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 6102
GIS Ref:
GIS Ref:
Insp Date: 11/17/17

!656!

PREVIOUS ASSESSMENT

Parcel ID: 007.0-0001-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	229,800	5100	4,869.	452,900	687,800	687,800	Year End Roll	12/18/2019
2019	101	FV	226,000	5100	4,869.	481,200	712,300	712,300	Year End Roll	1/3/2019
2018	101	FV	217,400	5100	4,869.	351,000	573,500	573,500	Year End Roll	12/20/2017
2017	101	FV	217,400	5100	4,869.	305,700	528,200	528,200	Year End Roll	1/3/2017
2016	101	FV	217,400	5100	4,869.	260,400	482,900	482,900	Year End	1/4/2016
2015	101	FV	192,500	5100	4,869.	254,700	452,300	452,300	Year End Roll	12/11/2014
2014	101	FV	192,500	5100	4,869.	209,400	407,000	407,000	Year End Roll	12/16/2013
2013	101	FV	192,500	5100	4,869.	199,300	396,900	396,900		12/13/2012

PRINT

Date	Time
12/10/20	16:24:11

LAST REV

Date	Time
09/11/19	15:20:04

mmcmakin

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 656

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JAMES DON F	53690-243		10/19/2009	Family	1	No	No		
HARNISH DONALD	49564-318		6/6/2007		425,000	No	No		
	7261-183		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/18/2008	370	Redo Kit	75,000			G9	GR FY09	re-do bath also

ACTIVITY INFORMATION

Date	Result	By	Name
9/10/2019	Mail Update	MM	Mary M
11/17/2017	MEAS&NOTICE	HS	Hanne S
4/6/2009	Meas/Inspect	189	PATRIOT
12/3/2008	MLS	MM	Mary M
8/26/2007	MLS	HC	Helen Chinal
9/21/1999	Meas/Inspect	264	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	6102
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4869		Sq. Ft.	Site		0	80.	1.16	1									452,856						452,900	

Total AC/HA: 0.11178 | Total SF/SM: 4869 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 452,856 | Spl Credit | Total: 452,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	2 - Bungalow		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	90.00
Size Adj.:	1.35000002
Const Adj.:	1.00989902
Adj $ / SQ:	122.703
Other Features:	90750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	282328
Depreciation:	52513
Depreciated Total:	229815

COMMENTS

BSMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

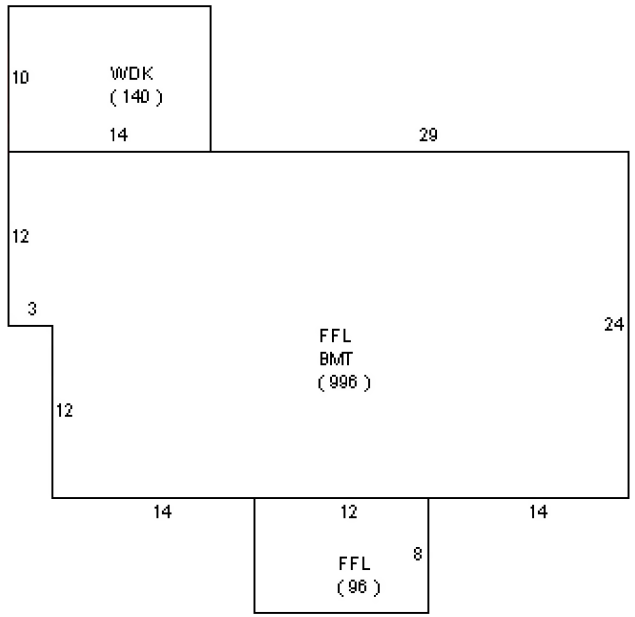
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	122.70
Special Features:	0	Val/Su Net:	103.14
Final Total:	229800	Val/Su SzAd	210.44

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,092	122.700	133,991
BMT	Basement	996	55.950	55,729
WDK	Deck	140	13.270	1,858

Net Sketched Area:	2,228			Total:	191,578
Size Ad	1092	Gross Are	2228	FinArea	1889

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	80	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 007.0-0001-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1920	21.25	T	40	101			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100